

Route 28 Station – South Study Meeting Notes

Working Group Meeting #16
L.L. Coates ES @ 7 PM, Tuesday 08-07-12

Administrative Items:

- Chairman Fairfield opens meeting with Working Group (WG) approval of the previous meeting's summary, with a minor change suggested by John Ulfelder.

Fairfax County Park Authority: Jay Rauschenbach, Fairfax County Park Authority (FCPA) presented the analysis of the tested land use scenario on Parks and Recreation facilities. See the following link for the presentation:

http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/parks_route_28_wg_ppt_08_07_12.pdf

Q&A, Comments:

- WG member Rae Noritake asks if staff can include publicly accessible private open space to count towards serving office worker's parks and recreation needs.
 - Sandy Stallman, FCPA Park Planning Branch Manager agrees that as long as the open space is publicly accessible, these facilities could be included in the inventory of assets.
- WG member Mike Romeo asks if, when determining how to fulfill projected needs, staff can include upgrading existing facilities such as grass fields to artificial turf or non-lighted to lighted.
 - Sandy responds positively and mentions that this also includes district parks adjacent to the study area
- WG member Sarah Newman asks about the large deficit resulting from the land use scenario and how staff plans to address this deficit.
 - Sterling Wheeler, Fairfax County Department of Planning and Zoning, Policy and Plan Development Branch Chief responds that this is not a deficit. It is a projected need that would be created by the land use scenario's incremental growth. This could be integrated into those properties that redevelop.

Fairfax County Public Schools: Denise James, Director, Facilities Planning for Fairfax County Public Schools (FCPS) and Larry Bizette, Demographer for FCPS presented their analysis of the tested land use scenario on Fairfax County Public Schools. See the following links for their presentation and handout:

http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/schools_route_28_wg_ppt_08_07_12.pdf
http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/schools_route_28_births_by_attendance_area_08_07_12.pdf

Q&A, Comments:

- WG member Sarah Newman asks, if there is a shortage of housing in the neighborhood, does that cause more families with children to move into the neighborhood?
 - Larry responds that he believes the inverse would happen. With a shortage of housing, the resulting increase in housing prices would push these young families out of the neighborhood.

- WG member John Ulfelder asks if their forecasts have been adjusted. He wants to know, how well do they match up with reality in the past 6 years since they've been doing enrollment projections?
- Denise says they've been checking their accuracy by each school within their CIP. She mentions that in their latest CIP the projections and enrollments are compared for each school. This information is linked below, beginning on page 99:

<http://www.fcps.edu/fts/planning/cip/cipbook2013-17.pdf>

Other Public Facility Impacts: Faheem Darab, DPZ reviewed the impacts of the land use scenario upon Fairfax County Fire and Rescue services. See the below link for the presentation:

http://www.fairfaxcounty.gov/dpz/projects/route28stationsouth/fire_rescue_28_wg_ppt_08_07_12.pdf

Q&A, Comments:

- WG chair Jeff Fairfield, and WG member Greg Reigle attempt to sum up the analysis heard to date from FCDOT, FCPA, FCPS and FC Fire & Rescue: Of all the impacts, transportation will pose the most difficult to mitigate. The other impacts, while serious and important to mitigate, seem to be less difficult of a challenge.

Next Meeting Dates:

- 09-05-12 (Wednesday)
- 09-24-12 (Monday)